

LOT STANDARDS BY ZONING DISTRICT
NOTE: SETBACKS ARE ILLUSTRATIVE, CONSULT TITLE 27 - ZONING FOR SPECIFICS

ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
AG	20 ACRES	550	550	50	60	100	35
	EXCEPTION: FARMSTEAD SPLIT, FARMSTEAD STRUCTURE, IF AT LEAST 5 YEARS OLD, MAY BE SUBDIVIDED INTO A ONE ACRE LOT, PROVIDED THE REMAINING LOT AREA IS 20 ACRES OR MORE	150	120	50	15	LESSER OF 50 FEET or 20% OF THE DEPTH	30
AGR	3 ACRES	220	175	50	15	LESSER OF 50 FEET or 20% OF THE DEPTH	35
R-1 subject to Neighborhood Design Standards	1 FAMILY - 9,000 2 FAMILY - 7,200/family OTHER - 9,000	1 FAMILY - 60 2 FAMILY - 48/family OTHER - 60	NONE	30	1 FAMILY - 10 2 FAMILY - 20 or 0 IF PARTY WALL OTHER - 10	SMALLER OF 30 FEET or 20% OF THE DEPTH	35
R-2 subject to Neighborhood Design Standards	1 FAMILY - 6,000 2 FAMILY - 5,000/family OTHER - 6,000	1 FAMILY - 50 2 FAMILY - 40/family OTHER - 50	NONE	25	1 FAMILY - 5 2 FAMILY - 10 or 0 IF PARTY WALL OTHER - 5	SMALLER OF 30 FEET or 20% OF THE DEPTH	35
R-3 subject to Neighborhood Design Standards	1 FAMILY - 6,000 2 FAMILY - 5,000/family OTHER - 6,000	1 FAMILY - 50 2 FAMILY - 40/family OTHER - 50	NONE	20	1 FAMILY - 5 2 FAMILY - 5 or 0 IF PARTY WALL OTHER - 5	SMALLER OF 30 FEET or 20% OF THE DEPTH	35
R-4 subject to Neighborhood Design Standards	1 FAMILY - 5,000 2 FAMILY - 2,500/family OTHER - 5,000	1 FAMILY - 50 2 FAMILY - 25/family OTHER - 50	NONE	25	1 FAMILY - 5 2 FAMILY - 5 or 0 IF PARTY WALL OTHER - 5	SMALLER OF 30 FEET or 20% OF THE DEPTH	35

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R-5 subject to Neighborhood Design Standards	1 FAMILY - 5,000 2 FAMILY - 2,500/family TOWNHOUSE - 2,500/family MULTIFAMILY - 1,500/family OTHER - 5,000	1 FAMILY - 50 2 FAMILY - 25/family TOWNHOUSE - 20/family MULTIFAMILY - 50 OTHER - 50	NONE	1 FAMILY - 25 2 FAMILY - 25 TOWNHOUSE - 20 MULTIFAMILY - 20 OTHER - 20	1 FAMILY - 5 2 FAMILY - 5 or 0 IF PARTY WALL MULTIFAMILY - 7 or 10 IF OVER 20 FEET IN HEIGHT OTHER - 5	SMALLER OF 30 FEET or 20% OF THE DEPTH	35
R-6 subject to Neighborhood Design Standards	1 FAMILY - 4,000 2 FAMILY - 2,500/family TOWNHOUSE - 2,500/family MULTIFAMILY - 1,100/family OTHER - 4,000	1 FAMILY - 50 2 FAMILY - 25/family TOWNHOUSE - 20/family MULTIFAMILY - 50 OTHER - 50	NONE	20	1 FAMILY - 5 2 FAMILY - 5 or 0 IF PARTY WALL TOWNHOUSE - 10 or 0 IF PARTY WALL MULTIFAMILY - 7 or 10 IF OVER 20 FEET IN HEIGHT OTHER - 5	SMALLER OF 30 FEET or 20% OF THE DEPTH	35 (OVER 35 FEET, ADD ONE FOOT TO SIDE AND REAR YARD FOR EACH ADDITIONAL 2 FEET OF HEIGHT)
R-7 subject to Neighborhood Design Standards	1 FAMILY - 4,000 2 FAMILY - 2,000/family TOWNHOUSE - 2,000/family MULTIFAMILY - 700/family OTHER - 4,000	1 FAMILY - 50 2 FAMILY - 25/family TOWNHOUSE - 20/family MULTIFAMILY - 50 OTHER - 50	NONE	20	1 FAMILY - 5 2 FAMILY - 5 or 0 IF PARTY WALL TOWNHOUSE - 5 or 0 IF PARTY WALL MULTIFAMILY - 15 TOTAL-MIN 7 OTHER - 5	SMALLER OF 30 FEET OR 20% OF THE DEPTH	35 FEET (OVER 35 FEET, ADD ONE FOOT TO SIDE AND REAR YARD FOR EACH ADDTNL 2 FEET OF HEIGHT)
R-8 subject to Neighborhood Design Standards	1 FAMILY - 4,000 2 FAMILY - 2,000/family TOWNHOUSE - 2,000/family MULTIFAMILY - 550/family OTHER - 4,000	1 FAMILY - 50 2 FAMILY - 25/family TOWNHOUSE - 20/family MULTIFAMILY-50 OTHER - 50	NONE	10	1 FAMILY - 10 2 FAMILY 10 or 0 IF PARTY WALL TOWNHOUSE - 10 or 0 IF PARTY WALL MULTIFAMILY or APT.,, HOTEL - 10, EXCEEDING 75' HEIGHT TOTAL 30 AND MIN 10 OTHER - 10	20	75 FEET FOR MULTIPLE DWELLINGS AND APT. HOTELS 35 FEET FOR ALL OTHER PERMITTED USES

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O-1	220/DU OTHER - 0	NONE	DWELLING - 50 OTHER - 0	0	0	0	75 - UNLESS RESTRICTED BY CAPITOL ENVIRONS DISTRICT
O-2	1 FAMILY - 4,000 2 FAMILY - 4,000/family OTHER - NONE	NONE	1 FAMILY - 50 2 FAMILY - 50 OTHER - 50 IF LOT AREA IS LESS THAN 15,000 100 IF LOT AREA IS GREATER THAN 15,000	30 OR SAME AS ABUTTING RESIDENTIAL DISTRICT, WHICHEVER IS LESSER	1 FAMILY - 10 2 FAMILY - 10 OTHER - 10 IF LOT AREA IS LESS THAN 15,000 20 IF LOT AREA IS GREATER THAN 15,000 IF LOT ABUTS RESIDENTIAL, IT SHALL BE SCREENED IN CONFORMANCE WITH DESIGN STANDARDS 0 IF ABUTS COMMERCIAL OR INDUSTRIAL	40 FEET SCREENING WHEN ABUTTING RESIDENTIAL DISTRICT	25
O-3 USE PERMIT SITE PLAN REVIEW	1 FAMILY - 4,000 2 FAMILY - 4,000/family TOWNHOUSE - 2,500/family MULTIFAMILY - 1,500/family OTHER - 4,000	NONE	1 FAMILY - 50 2 FAMILY - 50 TOWNHOUSE - 20 MULTIFAMILY - 50 OTHER - 50	1 FAMILY - 30 2 FAMILY - 30 TOWNHOUSE - 30 MULTIFAMILY - 30 OTHER - 20	15 OR SAME AS ABUTTING DISTRICT TOWNHOUSE - 10 O IF PARTY WALL	40	1 FAMILY - 35 2 FAMILY - 35 TOWNHOUSE - 35 MULTIFAMILY - 35 OTHER - 45

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R-T USE PERMIT SITE PLAN REVIEW	4,000	NONE	50	10 FEET, OR SAME AS ABUTTING RESIDENTIAL DISTRICT WHICHEVER IS GREATER	10 FEET 0 FEET IF ABUTTING COMMERCIAL OR INDUSTRIAL DISTRICT IF ABUTTING RESIDENTIAL DISTRICT, IT SHALL BE SCREENED	10 FEET 0 FEET IF ABUTTING COMMERCIAL OR INDUSTRIAL DISTRICT IF ABUTTING RESIDENTIAL DISTRICT, IT SHALL BE SCREENED	28
B-1	DU ABOVE 1 ST STORY - 2,000/DU OTHER - 0	NONE	DU - 50 OTHER - 0	20	0 FEET 10 FEET IF ABUTTING RESIDENTIAL DISTRICT IF ABUTTING RESIDENTIAL DISTRICT, IT SHALL BE SCREENED	SMALLER OF 30 FEET or 20% OF THE DEPTH IF ABUTTING RESIDENTIAL DISTRICT, IT SHALL BE SCREENED	40
B-2 USE PERMIT SITE PLAN REVIEW	DU - 2,000/DU OTHER - 0	NONE	NONE	50	DU - 20 OTHER - 0 20 WHEN ABUTTING RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	DU - 50 OTHER - 0 FEET 50 FEET WHEN ABUTTING RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	40

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B-3	DU ABOVE 1 ST STORY - 1,000 DU OTHER - 0	NONE	0	0 FEET IF BLOCK FACE PARTIALLY IN RESIDENTIAL DISTRICT, SAME AS THAT ABUTTING DISTRICT	DU ABOVE 1 ST STORY AND OTHER PERMITTED USES-O 5 FEET AND SCREENED WHEN ABUTTING RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	DU ABOVE 1 ST STORY AND OTHER PERMITTED USES - 0 30 FEET WHEN ABUTTING RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	45 35 FEET IF ABUTTING R-1, R-2 OR R-3 DISTRICT
B-4 TABLE a: THE AREA IS LOCATED FROM 150 FEET EAST OF 17 TH STREET TO THE EASTERN BOUNDARY OF THE DISTRICT	1 FAMILY - 4,000 2 FAMILY - 2,000/family TOWNHOUSE - 2,000/family MULTIFAMILY - 700/DU LESS 14,000 LOT 600/DU 14,000 - 21,000 550/DU 21,000 OR MORE OTHER 0	1 FAMILY & 2 FAMILY - 50 TOWNHOUSE - 20 MULTIFAMILY - 50; LESS THAN 14,000 100; 14,000 - 21,000 150; 21,000 OR MORE OTHER - 50	NONE	20 FEET NO YARD REQUIRED 142 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF "N" ST. AND 142 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF "P" ST.	1 FAMILY & 2 FAMILY-5 TOWNHOUSE-5 0 IF PARTY WALL MULTIFAMILY: TOTAL 15, MIN 5-14,000 OR LESS TOTAL 25, MIN 8-14,000-21,000 TOTAL 30, MIN 10-21,000 OR MORE OTHER-5 NO YARD REQUIRED 142 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF "N" ST. AND 142 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF "P" ST.	SMALLER OF 30 FEET OR 20% OF THE DEPTH NO YARD REQUIRED 142 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF "N" ST. AND 142 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF "P" ST.	75 OVER 35, ADD 1 FOOT TO SIDE AND REAR YARD FOR EACH ADDITIONAL 2 FEET IN HEIGHT

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B-4 TABLE b: THE AREA NOT INCLUDED ABOVE	0	0	0	0 FEET or THAT OF THE ABUTTING RESIDENTIAL DISTRICT	0 FEET or THAT OF THE ABUTTING RESIDENTIAL DISTRICT	0 FEET or THAT OF THE ABUTTING RESIDENTIAL DISTRICT	275 FEET TO THE WEST OF 9 TH STREET 75 FEET WEST OF 9 TH STREET
B-5 USE PERMIT SITE PLAN REVIEW	0 FEET OPEN SPACE REQUIREMENTS FOR RESIDENTIAL USE 125 SF 1 ST DU 80 SF NEXT 4 DU 25 SF NEXT 4 DU 20 SF EACH ADDITIONAL DU	0	0	50 FEET AND ENTIRELY LANDSCAPED	0 FEET 100 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT AND LANDSCAPED	0 FEET 100 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT & LANDSCAPED	40
H-1	5,000	50	0	25	5	SMALLER OF 30 FEET or 20% OF THE DEPTH	45
H-2	0	0	0	25	5 FEET 20 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	SMALLER OF 30 FEET or 20% OF THE DEPTH & IT SHALL BE SCREENED	45
H-3	0	0	0	30	SMALLER OF 15 FEET or 10% OF LOT WIDTH, MINIMUM 5 FEET 20 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	SMALLER OF 30 FEET or 20% OF THE DEPTH & IT SHALL BE SCREENED	45

ABBREVIATIONS
DU - DWELLING UNIT

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H-4	15,000	NONE	75	50	20 FEET 50 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	20 FEET 50 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	35
I-1	NONE	NONE	NONE	15 FEET 0 ON LOTS DEVELOPED WITH BUILDINGS BEFORE 1979 IF BLOCK FACE PARTIALLY REQUIRES A FRONT YARD, THAT FRONT YARD EXTENDED 300' OR INTERSECTING STREET	0 FEET WHEN ABUTTING RESIDENTIAL DISTRICT, 20 FEET OR 10% OF LOT WIDTH, WHICHEVER IS LESSER, PROVIDED YARD NOT REDUCED TO LESS THAN 5 FEET AND SCREENING	0 FEET WHEN ABUTTING RESIDENTIAL DISTRICT, 20 FEET OR 10% OF LOT WIDTH, WHICHEVER IS LESSER, PROVIDED YARD NOT REDUCED TO LESS THAN 5 FEET AND SCREENING	75
I-2	1 ACRE	150	NONE	50	20 FEET 50 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	20 FEET 50 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	55

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I-3 USE PERMIT SITE PLAN REVIEW	0	0	MANUFACTURING & STORAGE-150 RETAIL - 50 OFFICE - 50 OTHER - 50	50	20 FEET 50 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT & IT SHALL BE SCREENED	20 FEET 50 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT& IT SHALL BE SCREENED	MANUFACTURING & STORAGE-55 RETAIL – 45 OFFICE - 45 OTHER - 35 35 WHEN WITHIN 150' OF RESIDENTIAL DISTRICT
P	0	0	0	0	0	0	0